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Ultat

SANRAE, Inc.,

XXMMQMMXX,

10831

a corporation organized and existing under the laws of the State of

and located at

Waterville

in the County of for valuable im consideration of

Kennebed

and State of Maine

TRANSFER

TAX PAID

 $paid\ by$ W. SANDERSON DAY and RACHAEL DAY of Winslow, Kennebec County, State of Maine, as joint tenants,

the receipt whereof

it

do es hereby acknowledge, do es

hereby

give, grant, hargain, sell and convey unto the said W. SANDERSON DAY and RACHAEL DAY. as joint tenants,

a certain lot or parcel of land with the buildings thereon, situate in Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows, to wit:

Beginning at a point in the easterly line of College Avenue at the southwest corner of the Morse Brick Block and at the north west corner of the Moses property, now known as the Gager property; thence northerly along the easterly line of College Avenue to the thence northerly along the easterly line of College Avenue to the lot of Lewis J. Rosenthal; thence easterly along the southerly line of land of said Rosenthal to a point, two (2) feet northerly of a stone bound at the northwest corner of land, now or formerly of Jacob Sayer; thence southerly two (2) feet to said stone bound; thence westerly along the northerly line of land, known as the Moses lot, now the Gager property to the southeast corner of the Morse Brick Block; thence westerly at a slight angle along the southerly side of said Morse Brick Block to the point of beginning.

Also all rights reserved by Harold M. Morse in his deed to Phebe Ella Morse, dated September 6, 1923.

Also a right of way mentioned in the above-mentioned deed over a strip of land, five (5) feet in width lying next westerly of the line between the land of Sayer and the land now known as the Gager property, extending from the easterly end of the above-described premises to the Allen Road.

Also the right to maintain the southerly wall of the Morse Brick Block in its present condition and to add to the height thereof and to keep in its present condition the foundation wall.

Being a part of the same premises conveyed to the late Howard C. Morse by the warranty deed of Emma V. Jones, dated November 10, 1913, recorded in Kennebec Registry of Deeds, Book 539, Page 130, and by deed of Waterville Motor Co., dated May 16, 1914, Book 539, Page 440.

Together with the right to use the southerly half of the southerly wall of the brick block on the land next northerly of land herein conveyed, from the southwesterly corner of said block back easterly a distance of fifty-two (52) feet for the purpose of entering beams and timbers for the construction of a brick block on land above conveyed and other land of said Morse next southerly thereof. Said right to continue as long as said block on the land next northerly of land herein conveyed shall stand. This license is granted on the express condition and understanding that whenever any part of said wall is used as above described and it shall be necessary

to build against windows now in said southerly wall, those acting under this license shall fill in the openings of said windows with brick and mortar in a thorough and workmanlike manner, the entire thickness of the wall, and before doing so, remove the sash and frames, the same to belong to parties so filling in the windows. In case the said wall shall be destroyed by fire or other casualty and shall be rebuilt, the Grantees shall have the same rights in the new wall as are granted in the old.

Being the same premises conveyed to SANRAE, Inc. by deed of Enrico Conti dated November 12, 1970 and recorded in Kennebec County Registry of Deeds, Book 1535, Page 349.

Said premises were conveyed by Meroe F. Morse, et al. to Enrico Conti and Iva Conti as tenants in common by warranty deed dated May 8, 1945 and recorded in the Kennebec County Registry of Deeds, Book 817, Page 177. Iva Conti died March 4, 1966, and her will devised her one-half interest to her husband, Enrico Conti, with the power of sale of such parts of the principal as he as the sole judge deemed necessary. By deed dated November 12, 1970 and recorded in the Kennebec County Registry of Deeds, Book 1535, Page 349, Enrico Conti conveyed the above-described to SANRAE, Inc. Said deed intended to convey his one-half interest originally received as tenant in common from Morse and to convey the one-half interest originally of Iva Conti under Power of Sale contained in her will.

Un Haur and in Hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said W. SANDERSON DAY and RACHAEL DAY, as joint tenants.

And do COVENANT with the said Grantees, heirsand assigns, that it is lawfully seized in fee of the premises that they are free of all encumbrances:

that it has how good right to sell and convey the same to the said Grantees to hold as aforesaid; and that it and its successors and assigns will WARRANT and DEFEND the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Wherent, the said SANRAE, Inc.

has caused this instrument to be sealed with its corporate seal and signed in its corporate name by W. Sanderson Day,

, its President

thereunto duly authorized, this 22nd day of May, in the year one thousand nine hundred and eighty-six.

Signed, Sealed and Delivered in presence of

Edith of Scott

...SANRAE, Inc.

Sanderson Day, Its President

(Corporate Seal)

State of Maine, Kennebec,

bu.

19 86 May 22,

Then personally appeared the above named W. Sanderson Day,

President

of said Grantor

Corporation as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said corporation.

Edith R. Scott

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